

- GENERAL NOTES:**
- EXISTING TOPOGRAPHY IS BASED UPON AERIAL PHOTOGRAMMETRY OBTAINED FROM COA-EAST, INC. ELEVATIONS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
 - PROPERTY LINES ARE BASED UPON ON-GROUND SURVEY BY CONNORSTONE ENGINEERING, INC. AS SHOWN ON MODIFIED DEFINITIVE PLANS FOR GRAFTON HILL, IN GRAFTON, MA DATED SEPTEMBER 30, 2015.
 - ALL SOILS ARE IN HYDROLOGIC GROUP "C", WHICH INCLUDE PALTON AND WOODBOROUGH, BASED ON THE LATEST SOIL REPORTS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
 - THE RAILROAD DEMARKS THE CHANGE IN ZONING ON THE SITE. THE LAND TO THE EAST OF THE R.R. TRACKS LIES IN THE R/40 ZONE, LAND TO THE WEST LIES WITHIN THE R/20 ZONE.
 - WETLAND DELINEATION ON LOCUS WAS PERFORMED BY GOODARD CONSULTING AND FIELD LOCATED BY CONNORSTONE ENGINEERING, INC. BETWEEN DECEMBER 2011 AND AUGUST 2012.
 - THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR WINCHESTER COUNTY, MAP NO. 2500770020E AND 2500770020E, DATED JULY 4, 2010.
 - EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND DEPTH ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED FROM THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT DIG SITES 1-800-344-7233 (72 HOURS BEFORE DIGGING) AND TOWN DEPT FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.


- CONSTRUCTION NOTES:**
- ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS GRAFTON DEPARTMENT OF PUBLIC WORKS, ON THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (AND) CONSTRUCTION STANDARDS AND THE MAINTENANCE STANDARDS FOR HIGHWAYS AND BRIDGES; WHICHEVER IS MORE STRINGENT.
 - SEWER AND WATER CONNECTIONS SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE GRAFTON DEPARTMENT OF PUBLIC WORKS CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS TO BE OBTAINED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL CONVEYED AND UNDERGROUND WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES. THE CONTRACTOR SHALL MAINTAIN THE LOCATION OF ALL EXISTING UTILITIES AND SHALL MARK THEM WITH DEPEND EXACT DISTANCES BETWEEN GATE VALVES AND TIES TO GATE VALVES BOTH IN THE MAIN AND ON HYDRAULIC BRANCHES. CLEAR BOX LOCATIONS SHALL BE REFERENCED TO THE HOUSE OR BUILDING THAT IT SERVES BY AT LEAST TWO TIES FROM PERMANENT POINTS.
 - THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE UTILITY CONNECTIONS AND SERVICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND ALL UTILITIES UNTIL THE WORK IS COMPLETED AND ACCEPTED.
 - WORK WITHIN THE HIGHWAY LAYOUT, IF APPLICABLE, SHALL CONFORM TO THE CONDITIONS OF THE PERMIT ISSUED BY THE MASSACHUSETTS HIGHWAY DEPARTMENT AND/OR LOCAL AUTHORITY AS APPROPRIATE.
 - THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
 - ALL SIGN SIZES AND MATERIAL SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC DEVICES" (MUTCD) AND THE OFFICE OF TRAFFIC OPERATIONS, FEDERAL HIGHWAY ADMINISTRATION, U.S. DEPARTMENT OF TRANSPORTATION.
 - ALL RAMP, CURB CUTS, SIDEWALKS AND ACCESSIBLE SPACES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REGULATIONS AND WITH ARCHITECTURAL ACCESS BOARD REGULATIONS (2010 ADAAG).
 - ALL EXCAVATION AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (AND) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, SECTIONS 12A, 14Q, 15Q, AND 17A.

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED,
GRAFTON PLANNING BOARD

DATE: _____

CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.





CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: (508)-393-8727 FAX: (508)-393-8242

DESIGNED BY: VC, REM
CHECKED BY: VC
COMPUTED BY: VHH
FIELD SURVEY: VHH
DRAWN BY: REM
SCALE: 1" = 100'
SHEET 1 OF 11

APPLICANT:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MILFORD, MA 01757



MODIFIED DEFINITIVE SUBDIVISION PLAN

EXISTING CONDITIONS PLAN

OF

GRAFTON HILL

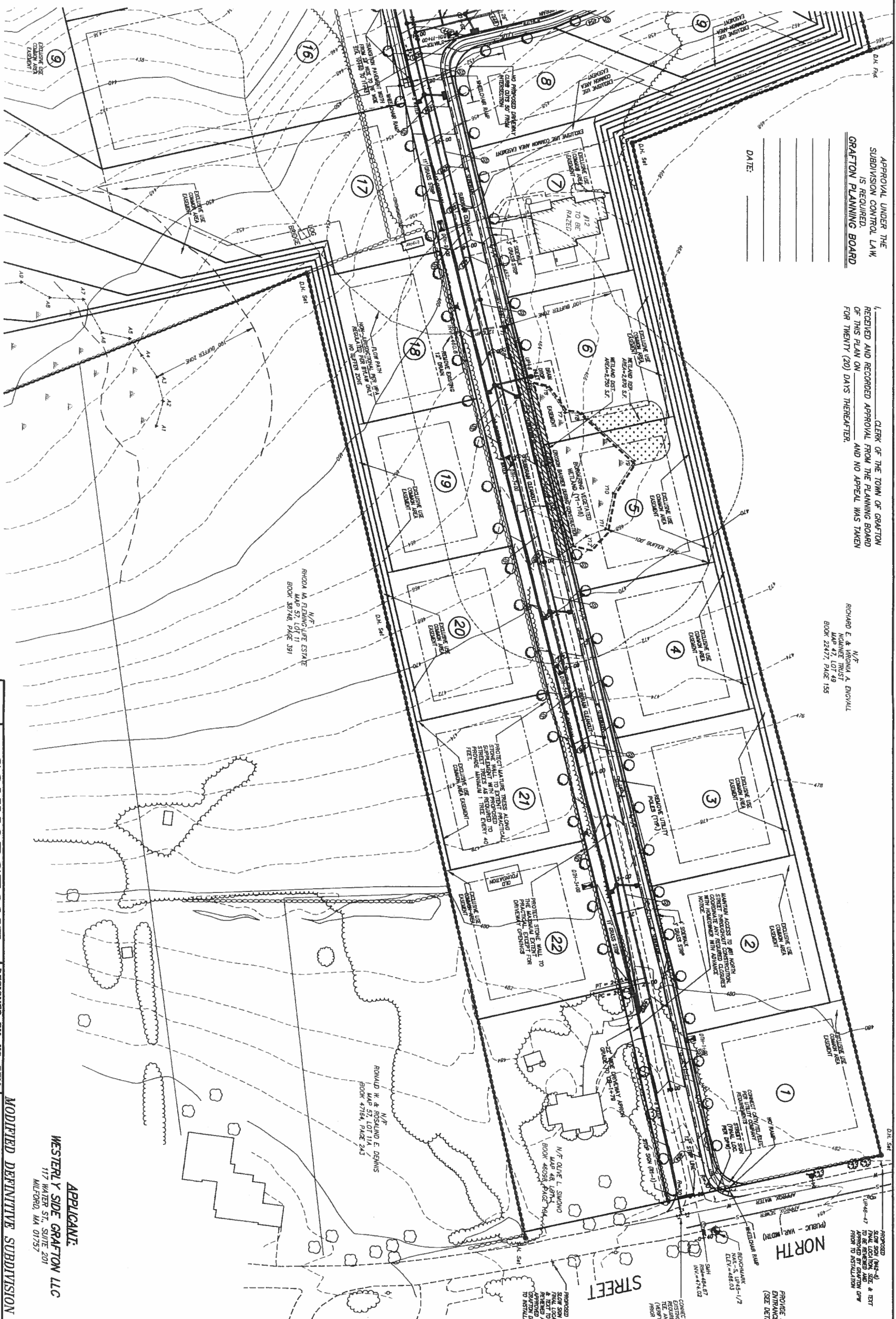
IN

GRAFTON, MA

11/23/2015
REVISIONS
SEPTEMBER 30, 2016

I, _____, CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

N/F
RICHARD E. & VIRGINIA A. ENGVALL
NCMINEE TRUST
MAP 47, LOT 49
BOOK 22477, PAGE 155



PROVIDE STONE APRON AT
ENTRANCE DURING CONST.
(SEE DETAIL)

DATE:

MAR. HEAVY PLANT COVER.

GRAPHIC SCALE: 1"=40'



CONNORSTONE
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10 SOUTHWEST CUTOFF, SUITE 7
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DESIGNED BY: VC, REM
CHECKED BY: VC
COMPUTED BY:
FIELD SURVEY: VHH
DRAWN BY: REM
SCALE: 1" = 40'
SHEET 2 OF 11

MODIFIED DEFINITIVE SUBDIVISION PLAN

TOPOGRAPHIC PLAN

OF
GRAFTON HILL
IN
GRAFTON, MA

11/23/2015
REVISIONS
SEPTEMBER 30, 2015



N/F
SCOTT H. & LYNN C. EVERING
MAP 56, LOT 304
BOOK 35950, PAGE 330

N/F
THOMAS M. BAREL
MAP 57, LOT 10
BOOK 44833, PAGE 285

N/F
HERBERT L. NESCOM
MAP 57, LOT 2
BOOK 20950, PAGE 50

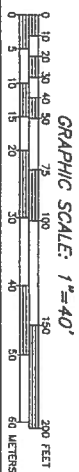
APPLICANT:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MILFORD, MA 01757



APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
IS REQUIRED.
GRAFTON PLANNING BOARD

DATE: _____

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OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
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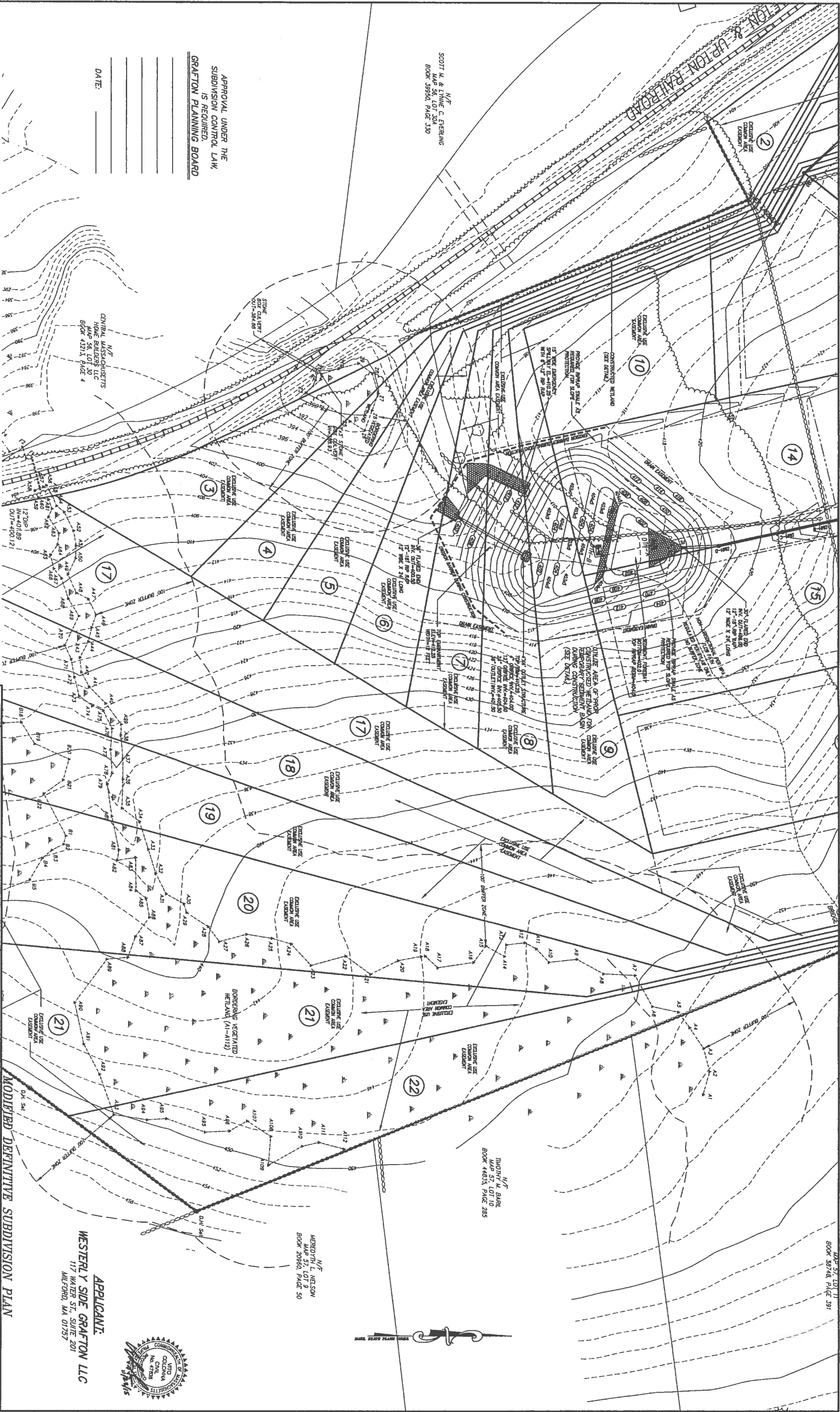


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PHONE: (508)-393-9727 FAX: (508)-393-6242

DESIGNED BY: VC, REM
CHECKED BY: VC
COMPUTED BY:
FIELD SURVEY: VHE
DRAWN BY: REM
SCALE: 1" = 40'
SHEET 4 OF 11

MODIFIED DEFINITIVE SUBDIVISION PLAN
TOPOGRAPHIC PLAN
OF
GRAFTON HILL
IN
GRAFTON, MA

11/23/2015
REVISIONS
SEPTEMBER 30, 2016



APPROVAL UNDER THE
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IS REQUIRED
GRAFTON PLANNING BOARD

DATE: _____

SOIL TEST LOGS

DH-1-14-00	0-1'-4" 4p SANDY LOAM 10YR3/3	DH-13-14-00	0-1'-4" 4p SANDY LOAM 10YR3/3
0-1'-12" 4p SANDY LOAM 10YR4/8		0-8" 8p SANDY LOAM 10YR5/8	
12-120" CI SANDY LOAM 2.5Y3/3		18-120" CI SANDY LOAM 2.5Y3/3	
NO GROUND WATER OR REFUSAL		NO GROUND WATER OR REFUSAL	
MOISTURE AT 24"		MOISTURE AT 18"	
DH-3-14-00	0-1'-4" 4p SANDY LOAM 10YR3/3	DH-14-14-00	0-1'-4" 4p SANDY LOAM 10YR3/3
0-1'-12" 4p SANDY LOAM 10YR4/8		0-8" 8p SANDY LOAM 10YR5/8	
12-120" CI SANDY LOAM 2.5Y3/3		18-120" CI SANDY LOAM 2.5Y3/3	
NO GROUND WATER OR REFUSAL		NO GROUND WATER OR REFUSAL	
MOISTURE AT 24"		MOISTURE AT 24"	
DH-5-14-00	0-1'-2" 4p SANDY LOAM 10YR3/3	DH-16-14-00	0-1'-2" 4p SANDY LOAM 10YR3/3
12-24" 4p SANDY LOAM 10YR4/8		10-24" 4p SANDY LOAM 10YR5/8	
24-120" CI SANDY LOAM 2.5Y3/3		24-120" CI SANDY LOAM 2.5Y3/3	
NO GROUND WATER OR REFUSAL		NO GROUND WATER OR REFUSAL	
MOISTURE AT 24"		MOISTURE AT 24"	
DH-7-14-00	0-1'-18" 4p SANDY LOAM 10YR3/3	DH-18-14-00	0-1'-18" 4p SANDY LOAM 10YR3/3
18-12" 4p SANDY LOAM 10YR4/8		0-24" 4p SANDY LOAM 10YR5/8	
32-122" CI SANDY LOAM 2.5Y3/3		24-122" CI SANDY LOAM 2.5Y3/3	
NO GROUND WATER OR REFUSAL		NO GROUND WATER OR REFUSAL	
MOISTURE AT 32"		MOISTURE AT 20"	
DH-9-14-00	0-30" FILL	DH-19-14-00	0-1'-4" 4p SANDY LOAM 10YR3/3
20-28" 4p SANDY LOAM 10YR3/3		10-24" 4p SANDY LOAM 10YR5/8	
28-40" 4p SANDY LOAM 10YR4/8		24-102" CI SANDY LOAM 2.5Y3/3	
40-130" CI SANDY LOAM 2.5Y3/3		NO GROUND WATER OR REFUSAL	
WATER AT 128"		MOISTURE AT 32"	
MOISTURE AT 40"			
DH-11-14-00	0-1'-4" 4p SANDY LOAM 10YR3/3	DH-20-14-00	0-1'-4" 4p SANDY LOAM 10YR3/3
0-1'-12" 4p SANDY LOAM 10YR4/8		10-28" 4p SANDY LOAM 10YR5/8	
24-120" CI SANDY LOAM 2.5Y3/3		28-78" CI SANDY LOAM 2.5Y3/3	
NO GROUND WATER OR REFUSAL		NO GROUND WATER OR REFUSAL	
MOISTURE AT 120"		MOISTURE AT 32"	

EROSION AND SEDIMENTATION CONTROL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE ORDER OF CONDITIONS ISSUED BY THE LOCAL CONSERVATION COMMISSION AND THE PROJECT SUBDIVISION POLLUTION PREVENTION PLAN.
2. PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.
3. THIS PLAN DEPICTS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROLS. THE CONTRACTOR SHALL EMPLOY ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSITATED BY SITE CONDITIONS, OR AS DIRECTED BY THE LOCAL CONSERVATION COMMISSION. THE CONTRACTOR SHALL MAINTAIN ALL SEDIMENTATION AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION. SEDIMENTATION CONTROL DEVICES SHALL BE MAINTAINED IN GOOD WORKING ORDER AND SHALL BE REPAIRED OR REPLACED IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROLS UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED. AT SUCH TIME THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SEDIMENTATION AND EROSION CONTROL MEASURES.
5. THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A DAILY BASIS AND IMMEDIATELY AFTER EACH RAINFALL. REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR WHEN THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF WHEED FREE HAYBALE OR SEDIMENT TANK, OR AS DIRECTED BY THE LOCAL AUTHORITY.
6. SOIL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION, AND A PERMETER SEDIMENT CONTROL BARRIER SHALL BE INSTALLED. NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERWHEATH WITHIN 100 FEET OF A WETLAND UNLESS COVERED.
7. TRESPASS STOCKPILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY EXCEEDS FOR AT LEAST 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THIS AREA. THE SEEDING SHALL BE PERFORMED BY THE CONTRACTOR. THE SEEDING SHALL BE PERFORMED WITHIN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE PERMANENT SEED MIX CONSISTS OF 75% FESCUE AND 25% BERMUDAGRASS. PRIOR TO SEEDING, GROUND AGRICULTURAL LIME/STONE SHALL BE APPLIED AS REQUIRED. SEEDING SHALL BE VIBRANT ENOUGH TO PREVENT WIND EROSION. THESE AREAS SHALL BE FENCED WITH WAX AND SECURED.
8. DEMANDING OPERATIONS, IF REQUIRED, SHALL PROHIBIT ONCE STABILIZED AREAS, AND ALL DISCHARGE WATER IS TO PASS THROUGH A SEDIMENTATION TANK. THE CONTRACTOR SHALL MAINTAIN ALL SEDIMENTATION AND EROSION CONTROLS UNTIL THE AREAS ARE FULLY STABILIZED AND HAYBALE CHECK DAMS SPACED 10' APART.
9. STATED WHEED FREE STAKE OF WAX BARS AND SET PILES SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT OR AS INDICATED ON THE PLANS. ADDITIONAL WHEED FREE BARS AND SET PILES SHALL BE LOCATED AS CONDITIONS WARRANT, AND IN SOME AREAS WHEED FREE BARS/SET PILING STRUCTURES MAY HAVE TO BE DISPLACED AT REGULAR INTERVALS UP GRADIENT OF WETLANDS.
10. STREET SWEEPING IN THE VICINITY OF THE PROJECT AREA SHALL BE PERFORMED AS NEEDED UNTIL THE PROJECT LIMITS HAVE BEEN STABILIZED. ALL SEDIMENT TRAPPED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES FOR THE MAINTENANCE RECOMMENDATIONS UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN ADEQUATELY STABILIZED.
11. ALL DUSTING AND PROPOSED DRAINAGE SYSTEMS SHALL BE PERFORMED AS NEEDED UNTIL THE PROJECT LIMITS HAVE BEEN STABILIZED. ALL SEDIMENT TRAPPED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES FOR THE MAINTENANCE RECOMMENDATIONS UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN ADEQUATELY STABILIZED.
12. DUST CONTROL MEASURES SHALL BE MAINTAINED AND MAINTAINED PROPERLY THROUGHOUT DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. METHODS FOR DUST CONTROL SHALL INCLUDE WATER SPRINKLING AND/OR OTHER METHODS APPROVED BY THE ENGINEER.
13. ALL VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF 7' TO 12' WIDE CRUSHED STONE TO A DEPTH OF 6" FOR A MINIMUM OF THE FIRST 50 FEET FROM EXISTING PAVED STREETS ENTERING THE PAD AND BEYOND 50 FEET AS NECESSARY BASED UPON FIELD CONDITIONS. IF THE SITE CONDITIONS ARE SUCH THAT THE GRAVEL PAD DOES NOT REMOVE THE MAJORITY OF THE MUD AND DEBRIS THEN THE TRUCKS SHALL BE WASHED BEFORE ANY VEHICLES ENTER THE DRIVEWAY. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCE DAILY AND AFTER HEAVY USE.
14. EQUIPMENT NOT IN USE SHALL NOT BE PARKED WITHIN WETLANDS OR BUFFER AREAS.

GENERAL SEQUENCING PLAN:

ESTIMATED SCHEDULE:
INITIATED CONSTRUCTION (UP TO BUFFER COURSE): 6-12 MONTHS
FULL CONSTRUCTION: 12-24 MONTHS

- GENERAL SEQUENCING PLAN:**
1. PLANS SHALL BE INSTALLED BARRIERS - EROSION BARRIERS AS INDICATED ON THE PLANS.
 2. ROAD GRADE CONSTRUCTION ENTRANCE, AND INSTALL CONSTRUCTION BARRIERS TO PREVENT EROSION AND SEDIMENTATION.
 3. OUT AND REMOVE TREES (LEAVE STUMPS).
 4. CONSTRUCT TEMPORARY SEDIMENT BASIN AT THE LOCATION INDICATED ON THE PLANS.
 5. CONSTRUCT DRAINAGE AND TEMPORARY SWALES AS NEEDED TO CONVEY RUNOFF TO THE SEDIMENT BASIN.
 6. CONSTRUCT DRAINAGE AND TEMPORARY SWALES AS NEEDED TO CONVEY RUNOFF TO THE SEDIMENT BASIN.
 7. ROAD GRADE AND OUT/IN/PAVEMENT NECESSARY FOR ROADWAY CONSTRUCTION.
 8. STUMP AND STOCKPILE TOP AND SUB SOIL WITHIN ROADWAY.
 9. ROAD GRADE AND OUT/IN/PAVEMENT NECESSARY FOR ROADWAY CONSTRUCTION.
 10. PROVIDE TEMPORARY STABILIZATION OF SLOPES.
 11. INSTALL DRAIN LINES, UNDERGROUND UTILITIES, AND STRUCTURES.
 12. RELOCATE AND CONSTRUCT ROADWAY GRAVEL.
 13. RELOCATE AND CONSTRUCT ROADWAY GRAVEL.
 14. BEGIN SWEEPING OF ALL PAVED SURFACES WITHIN THE PROJECT SITE AS THE CONSTRUCTION PROGRESSES.
 15. INSTALL SWALES AND DRAINAGE SYSTEMS.
 16. LOAD AND SEED ROAD SHOULDERS, DRAINAGE SWALES AND EXPOSED SLOPES.
 17. CONSTRUCT ROADWAY CONSTRUCTION INCLUDING FINAL PAVEMENT, AND LOAD AND SEED ALL DISTURBED AREAS.
 18. ONCE SITE IS STABILIZED REMOVE SEDIMENT BASIN, INSTALL CONSTRUCTED WETLAND, AND PLACE PERMANENT CONTROL DEVICES AND PERFORM FINAL CLEANUP.
 19. REMOVE ALL SEDIMENT CONTROL DEVICES AND PERFORM FINAL CLEANUP.

APPLICANT:

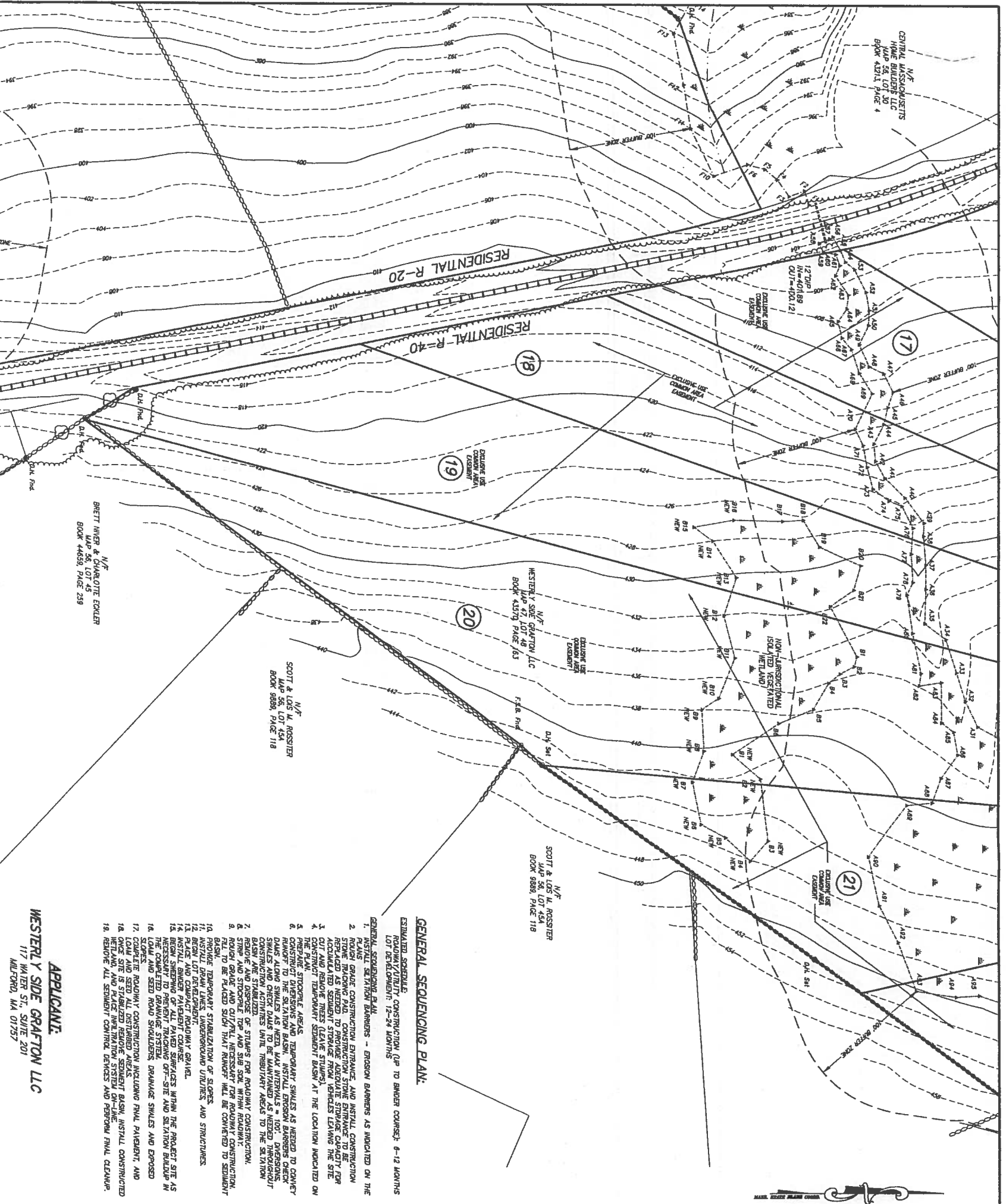
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MILFORD, MA 01757

CONNORSTONE
CONSULTING CIVIL ENGINEERS
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10 SOUTHWEST CUTOFF, SUITE 7
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PHONE: (603)-993-9727 FAX: (603)-993-6242

DESIGNED BY: VC, REM
CHECKED BY: VC
COMPUTED BY: VHH
FIELD SURVEY: VHH
DRAWN BY: REM
SCALE: 1" = 40'
SHEET 5 OF 11

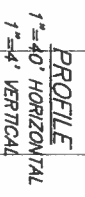
TOPOGRAPHIC PLAN
OF
GRAFTON HILL
IN
GRAFTON, MA

11/23/2015
REVISIONS
SEPTEMBER 30, 2015



CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

I, _____, CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
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GRAFTON HILL
IN
GRAFTON, MA

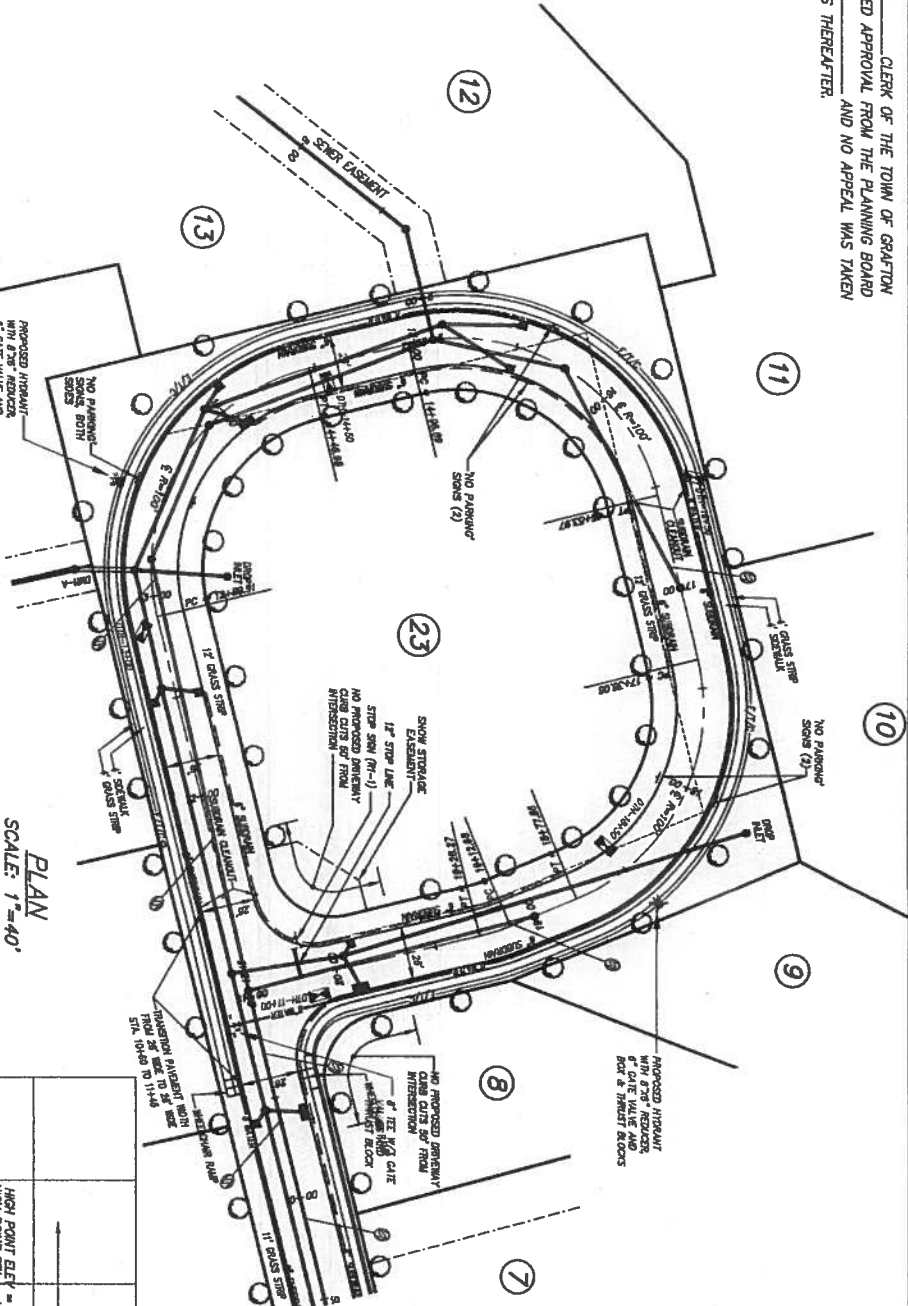
10 SOUTHWEST CUTOFF, SUITE 7
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PHONE: (508)-393-9727 FAX: (508)-393-524

DESIGNED BY: VC, REM	
CHECKED BY: VC	
COMPUTED BY:	
FIELD SURVEY: VHH	
DRAWN BY: REM	
SCALE: AS SHOWN	11/23/2015
	REVISIONS
	SEPTEMBER 30, 2015
SHEET 6 OF 11.	

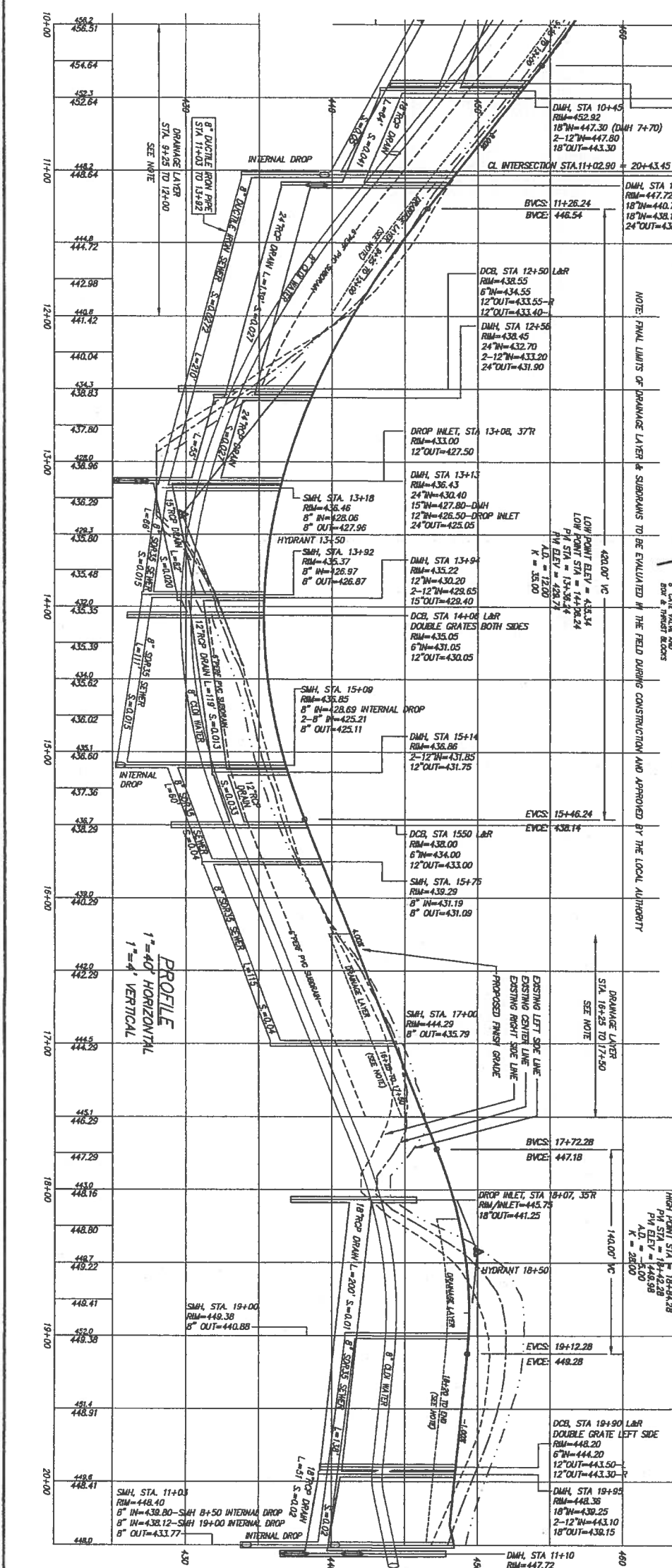
APPROVAL UNDER THE
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GRAFTON PLANNING BOARD

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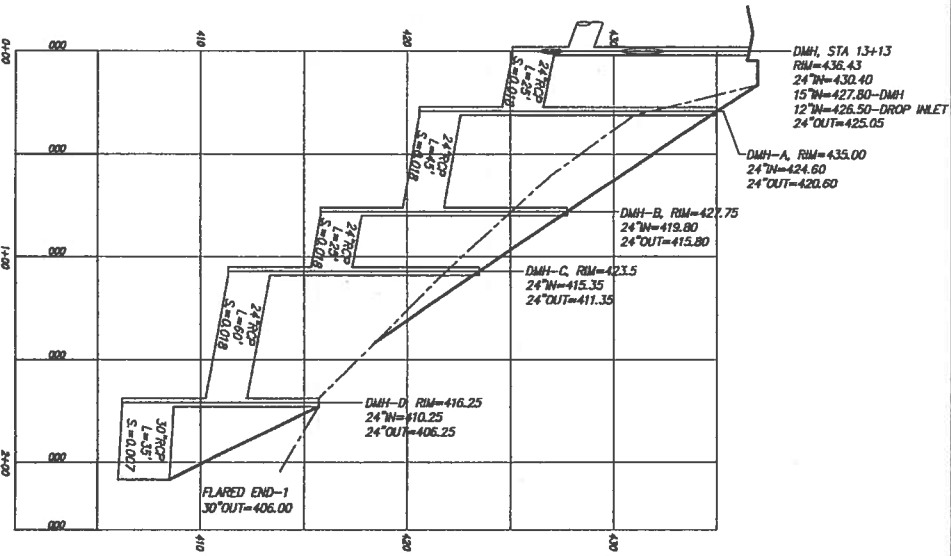
DATE: _____



PLAN
SCALE: 1"=40'



PROFILE
1"=40' HORIZONTAL
1"=4' VERTICAL



DRAIN PROFILE
1"=40' HORIZONTAL
1"=4' VERTICAL

APPLICANTS:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MALDEN, MA 02157



MODIFIED DEFINITIVE SUBDIVISION PLAN
ROADWAY PLAN & PROFILE
OF
GRAFTON HILL
IN
GRAFTON, MA

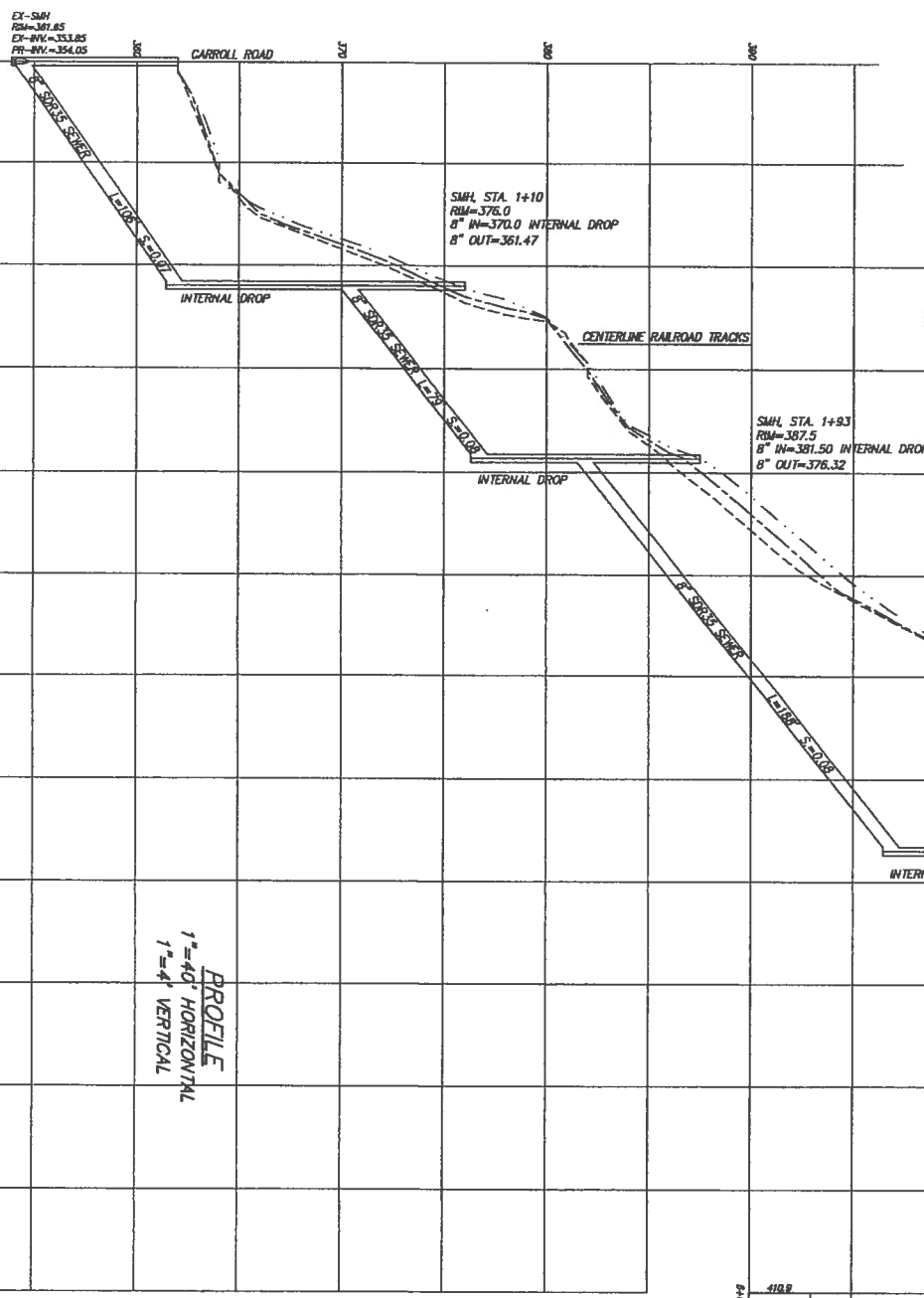
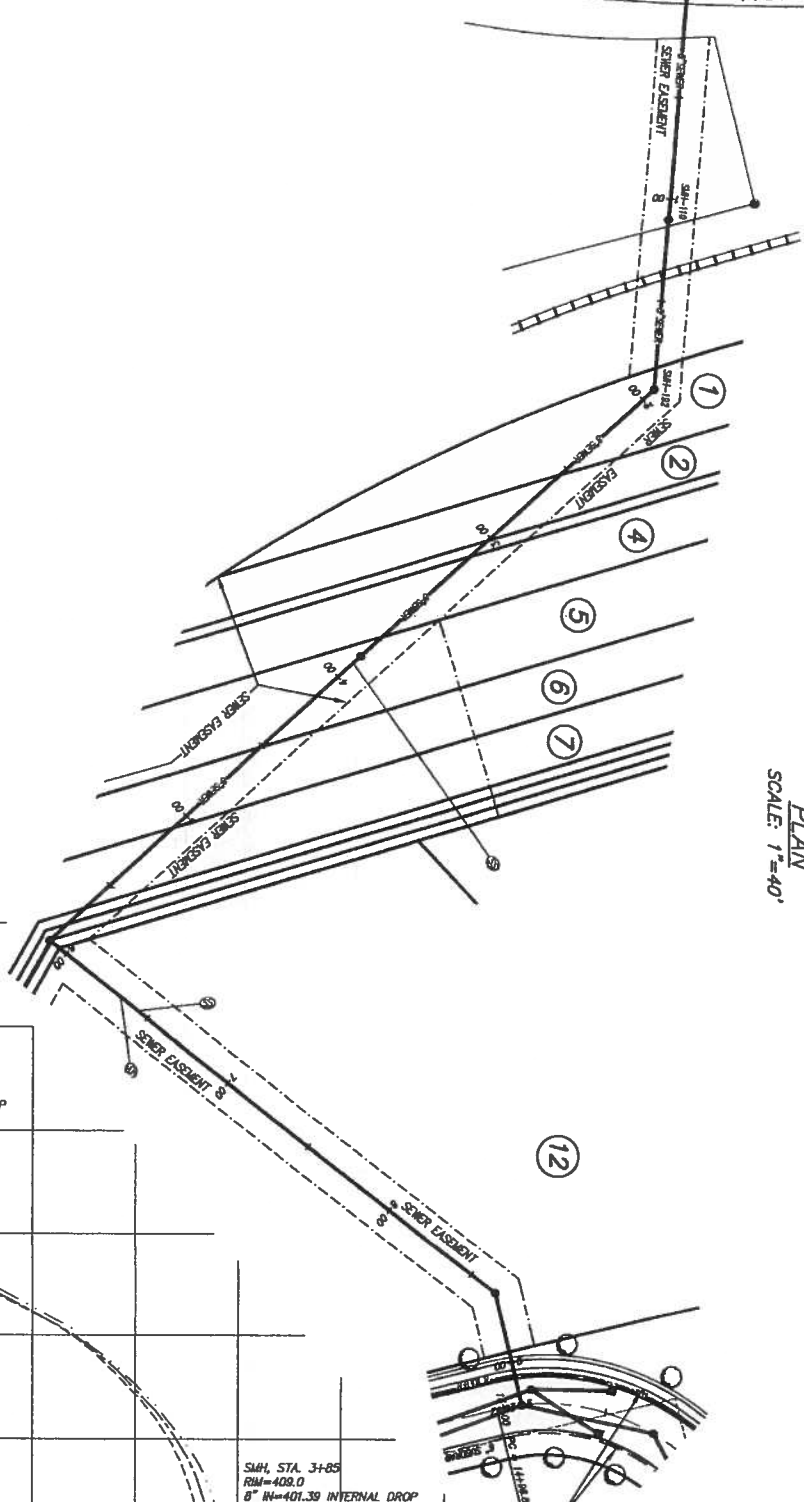
CONNORSTONE
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DESIGNED BY: VC, RSM
CHECKED BY: VC
COMPUTED BY: VC
FIELD SURVEY: VHM
DRAWN BY: RSM
SCALE: AS SHOWN
REVISIONS
SHEET 7 OF 11
11/23/2015
SEPTEMBER 30, 2015

CARROLL ROAD

SMH STA. 0+00
RM=361.63
8" IN=353.63
8" OUT=361.63
ELEV.=361.00

PLAN
SCALE: 1"=40'



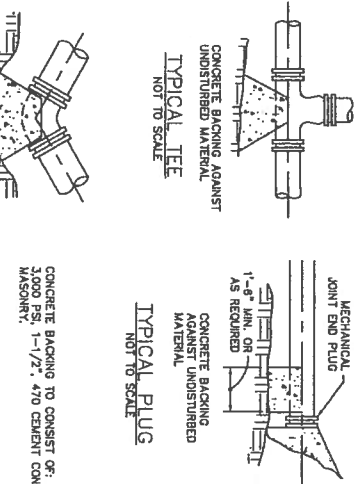
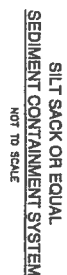
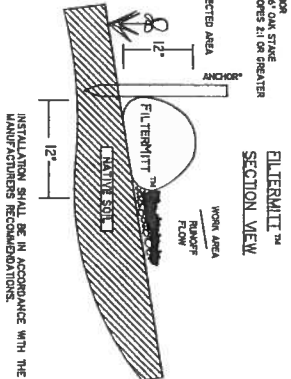
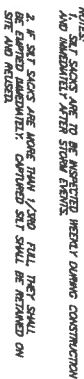
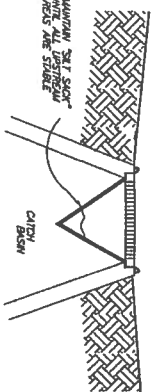
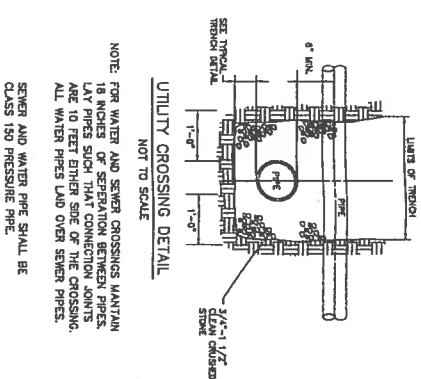
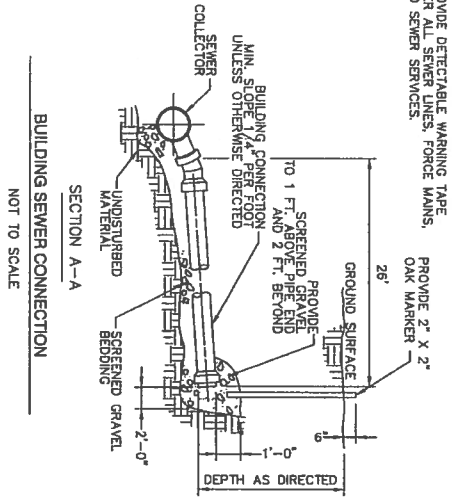
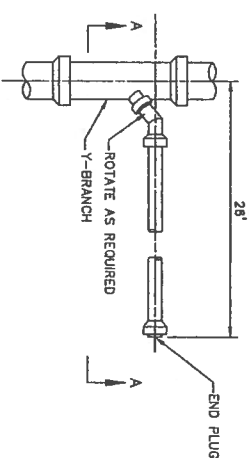
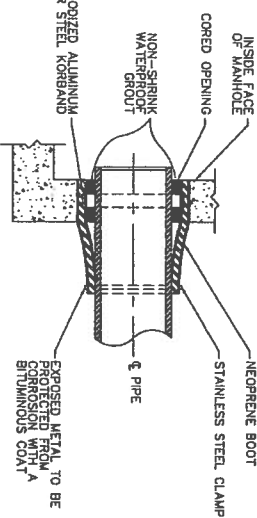
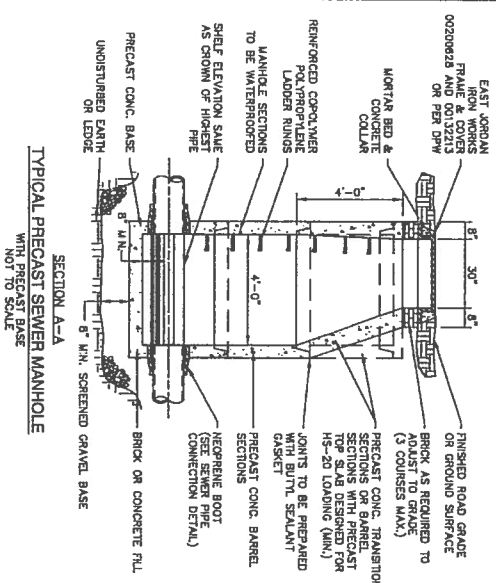
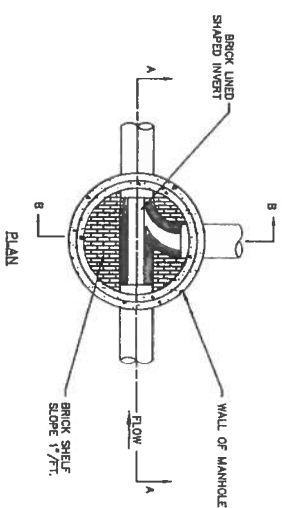
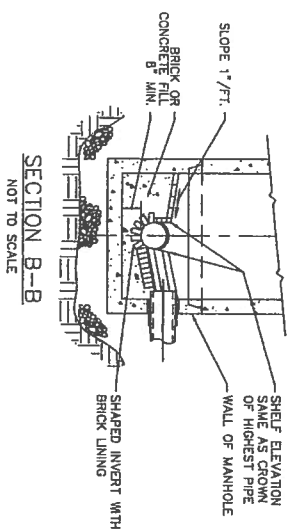
APPLICANTS:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MILFORD, MA 01757



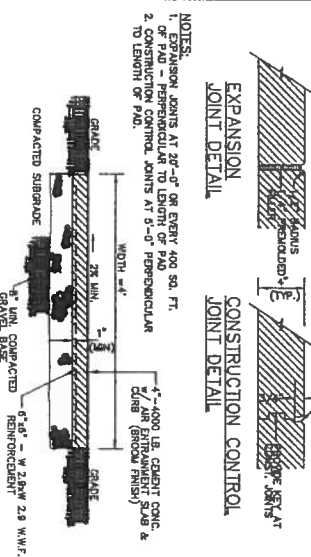
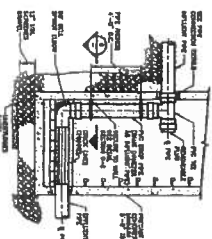
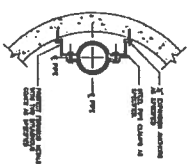
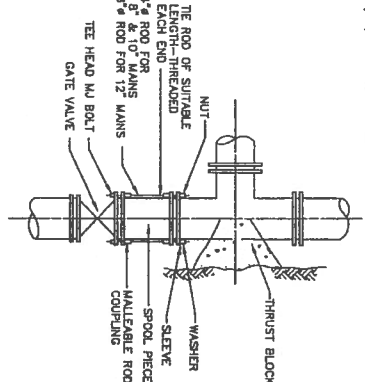
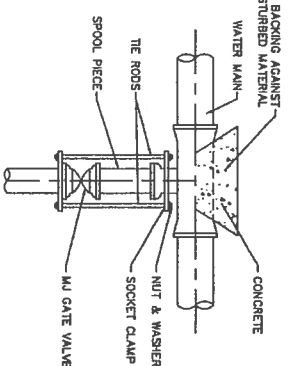
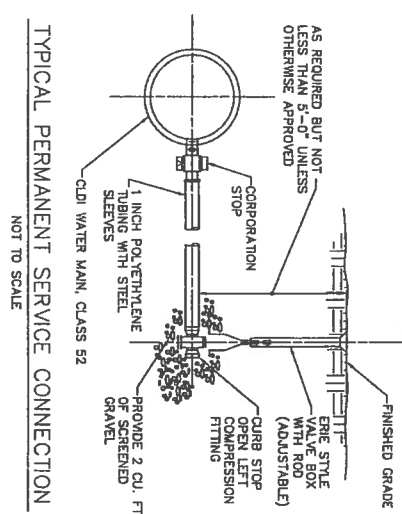
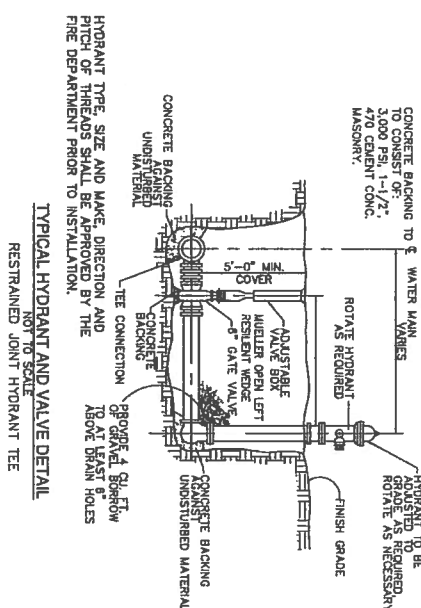
MODIFIED DEFINITIVE SUBDIVISION PLAN
SEWER PLAN & PROFILE


OF
GRAFTON HILL
IN
GRAFTON, MA
CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORFOLK, MASSACHUSETTS 01632
PHONE: (608)-383-8727 FAX: (608)-383-6242
DESIGNED BY: VC, REM
CHECKED BY: VC, REM
COMPUTED BY:
FIELD SURVEY: VHH
DRAWN BY: REM
SCALE: AS SHOWN
REVISIONS
SEPTEMBER 30, 2015

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
IS REQUIRED.
GRAFTON PLANNING BOARD
DATE: _____
CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR THIRTY (30) DAYS THEREAFTER.



SIZE OF MAIN (IN.)	4½" BEND	TEES & PLUGS	22 1/2" BEND
8" OR LESS	8	10	8
10" & 12"	22	16	13



SIDEWALK WIDTH VARIES (4" TYPICAL)			
EDGE OF ROADWAY	EDGE OF SIDEWALK	GRASS STRIP	GRASS STRIP
BERM TRANSITION	BERM TRANSITION	BERM TRANSITION	BERM TRANSITION

APPLICANT:

WESTERLY SIDE GRAFTON LLC
117 WATER ST SUITE 201

117 WATER ST., SUITE 201
MILFORD, MA 01757

757

MODIFIED DEFINITIVE SUBDIVISION PLAN

CONSTRUCTION DETAILS

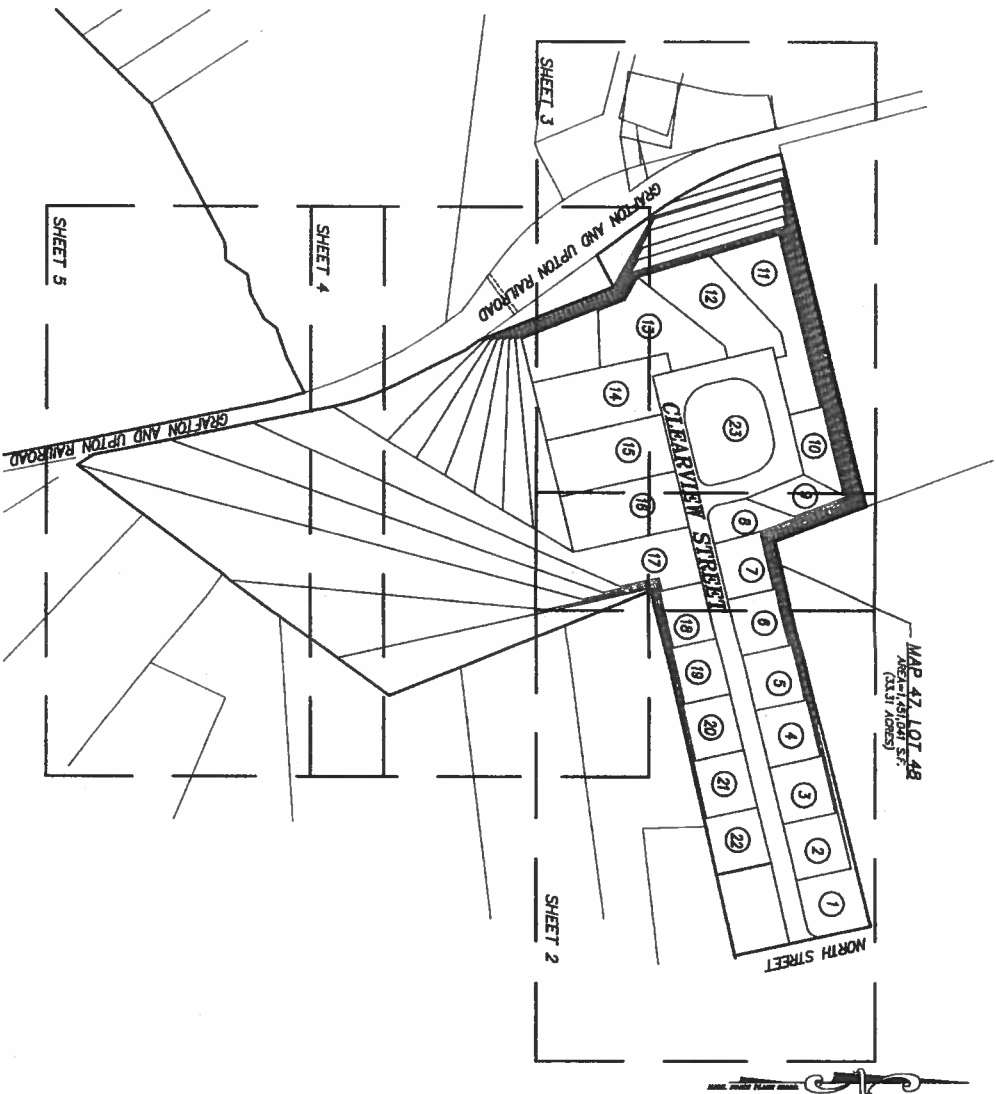
GRAFTON HILL
IN
GRAFTON, MA

11/23/2015
REVISIONS
SEPTEMBER 30.

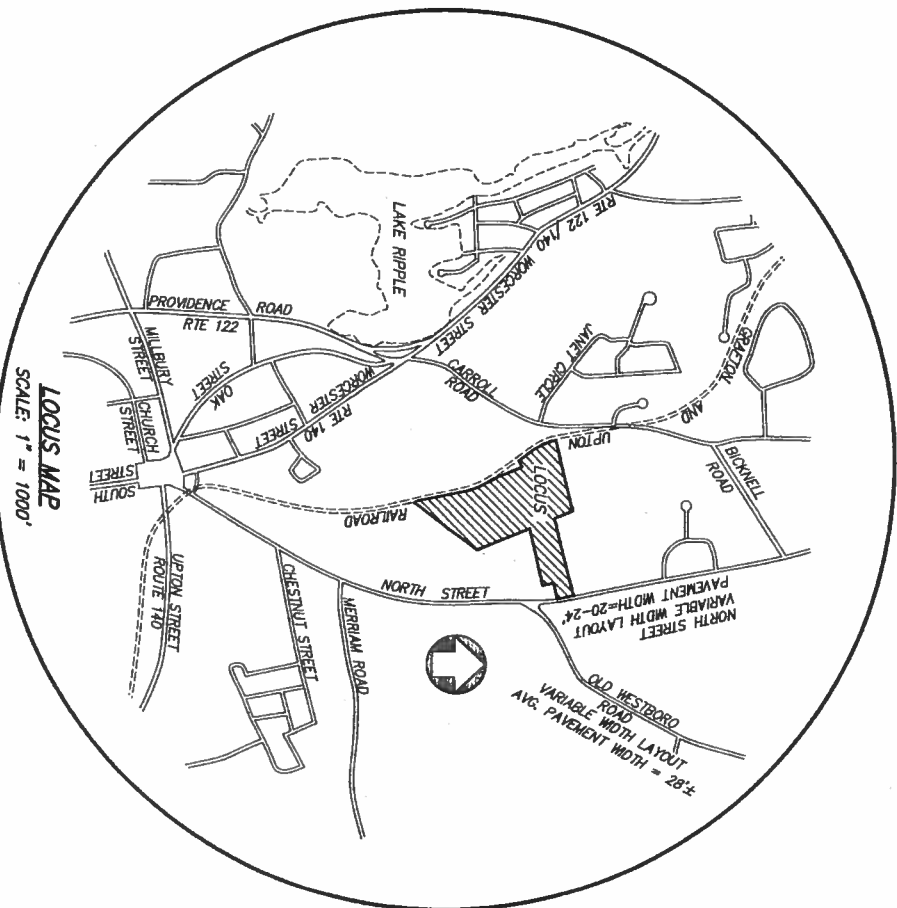
SEPTEMBER 30, 2015

GENERAL NOTES:

- EXISTING TOPOGRAPHY IS BASED UPON AERIAL PHOTOGRAPHY OBTAINED FROM COL-EAST, INC. ELEVATIONS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- PROPERTY LINES ARE BASED UPON ON-GROUND SURVEY BY CONNORSTONE ENGINEERING, INC.
- ALL SURVEY ARE IN HYDROLOGIC GROUP "C" WHICH INCLUDE PLYMOUTH, SCITUATE, AND WOODBORO, BASED ON INFORMATION FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
- WETLAND DELINEATION ON LOCUS WAS PERFORMED BY GODDARD CONSULTING, AND FIELD LOCATED BY CONNORSTONE ENGINEERING, INC. BETWEEN DECEMBER 2011 AND AUGUST 2012.
- THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR WORCESTER COUNTY, MAP NO. 25027C0208E AND 25027C0208E, DATED JULY 4, 2013.
- EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE NOT GUARANTEED. THE DRAWING DOES NOT SHOW ANY EXISTING OR PROPOSED GAS, WATER, SEWER, AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE DRILLED FOR UTILITY CONNECTIONS.



SITE PLAN
SCALE: 1" = 200'



APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
GRAFTON PLANNING BOARD

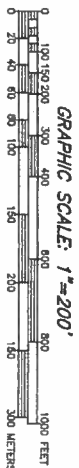
I, HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE WITH
THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.

VAROLIAN H. HAGOPRIAN, P.L.S. #19665



CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

ZONING:
RESIDENTIAL/R40
AREA = 40,000 sq ft
FRONT YARD = 10' on cul-de-sac
SIDE YARD = 15 feet
REAR = 15 feet



SHEET INDEX	
TITLE	SHEET NUMBER
SHEET INDEX	1
LAND/LOTING PLANS	2-5
EXISTING CONDITIONS PLANS	1
TOPO/UTILITY PLANS	2-5
ROADWAY/UTILITY PROFILES	6-8
CONSTRUCTION DETAILS	9-11

APPLICANT:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MILFORD, MA 01757

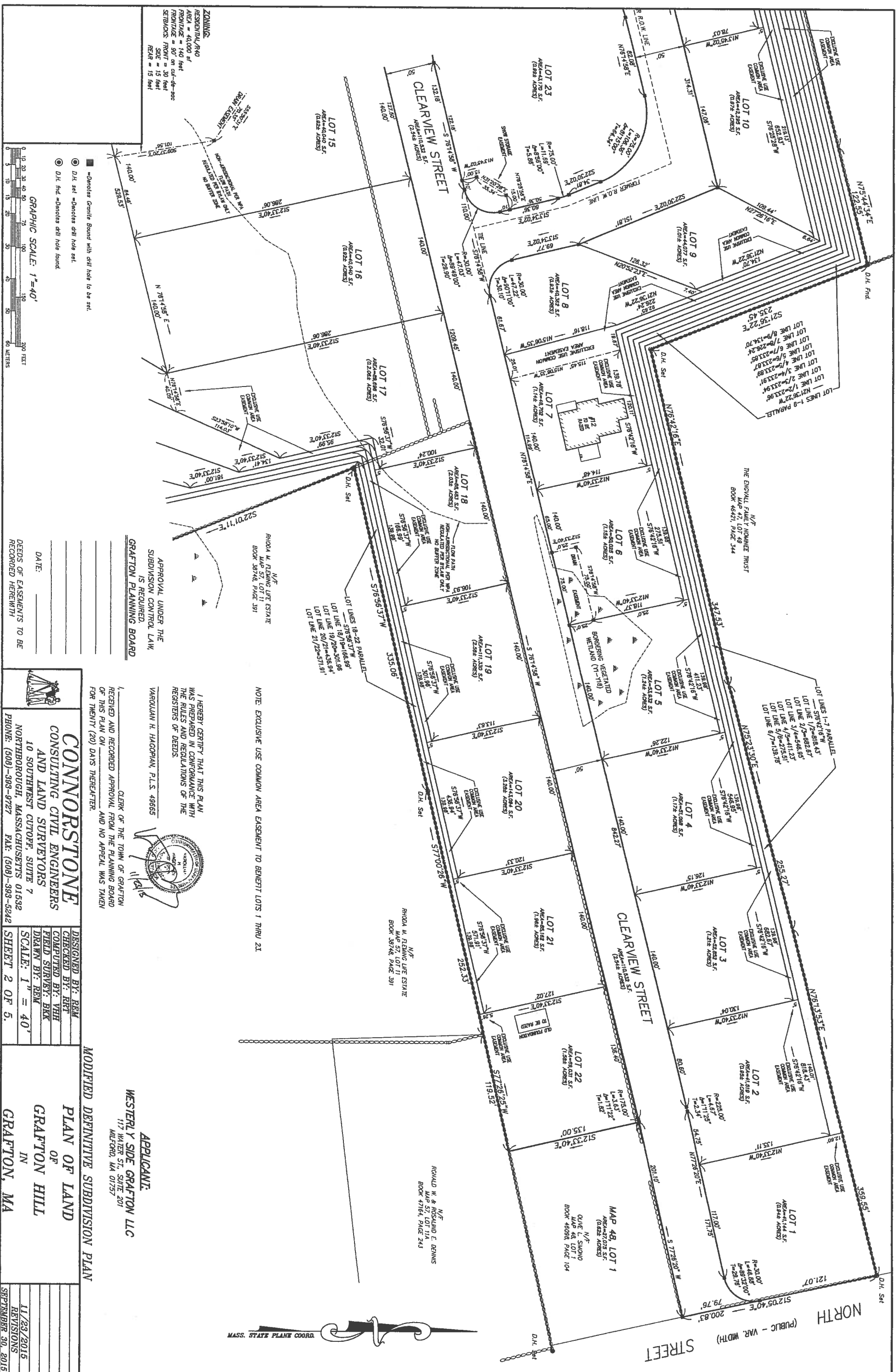
OWNER:
MAP 47 LOT 48
12 CLEARVIEW STREET
WESTERLY SIDE GRAFTON LLC
DEED BOOK 43570 PAGE 163
117 WATER ST., SUITE 201
MILFORD, MA 01757

CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: (508)-383-9727 FAX: (508)-383-6242

DESIGNED BY: MHH
CHECKED BY: TDP
COMPUTED BY: MHH
FIELD SURVEY: BRK
DRAWN BY: MHH
SCALE: 1" = 200'
SHEET 1 OF 5

MODIFIED DEFINITIVE SUBDIVISION PLAN
LOCUS PLAN / SHEET INDEX
OF
GRAFTON HILL
IN
GRAFTON, MA

11/23/2015
REVISIONS
SEPTEMBER 30, 2015




I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

VAROLIAN H. HADJOPIAN, P.L.S. 49665

CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

11/2/15



CLERK OF THE TOWN OF GRAFTON
APPROVAL FROM THE PLANNING BOARD
AND NO APPEAL WAS TAKEN
HEREAFTER.

NOTE: EXCLUSIVE USE COMMON AREA EASEMENT TO BENEFIT LOTS 1 THRU 23

APPLICANT:

WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MILFORD, MA 01757

MODIFIED DEFINITIVE SUBDIVISION PLAN

PLAN OF LAND

GRAFTON HILL

II

GRAFTON, MA

11/23/2015
REVISIONS
SEPTEMBER 30, 2015

REVISIONS
SEPTEMBER 30, 2015

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
IS REQUIRED.
GRAFTON PLANNING BOARD

DATE: _____

DEEDS OF EASEMENTS TO BE
RECORDED HEREIN

N/F
ROSCOE C. BROWNELL JR.
MAP 47, LOT 47
BOOK 44783, PAGE 379

LOT LINES 1-11 PARALLEL
LOT LINE 1/2-2-3-5-6-6'
LOT LINE 2/2-3-5-6-6'
LOT LINE 3/2-3-5-6-6'
LOT LINE 4/2-3-5-6-6'
LOT LINE 5/2-3-5-6-6'
LOT LINE 6/2-3-5-6-6'
LOT LINE 7/2-3-5-6-6'
LOT LINE 8/2-3-5-6-6'
LOT LINE 9/2-3-5-6-6'
LOT LINE 10/2-3-5-6-6'

THE ENIGALL FAMILY TRUST
MAP 47, LOT 49
BOOK 44821, PAGE 344

① Denotes Gentle Bound with deft hole to be set.
② D.H. set = Denotes deft hole found
③ D.H. find = Denotes deft hole found

N/F
WILLIAM J. & MARY A. OUELLE
MAP 47, LOT 129
BOOK 12894, PAGE 185

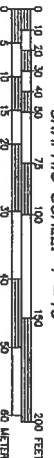
N/F
LEWIS L. & LOUISE M. OUELLE
MAP 59, LOT 299
BOOK 3581, PAGE 230

MASS. STATE PLANE COORD.



ZONING
RESIDENTIAL R40
AREA = 40,000 sq ft
FRONTAGE = 140 feet
FRONT = 90' on out-of-lot
STRAIGHT
SIDE = 30 feet
REAR = 15 feet

GRAPHIC SCALE: 1"=40'



NOTE: EXCLUSIVE USE COMMON AREA EASEMENT TO BENEFIT LOTS 1 THRU 23.

I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE WITH
THE RULES AND REGULATIONS OF THE
REGISTER OF DEEDS.

VAROULIAN H. HADJIOPIAN, P.L.S. 49665

1. CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.



CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01632
PHONE: (608)-393-9727 FAX: (608)-393-8242

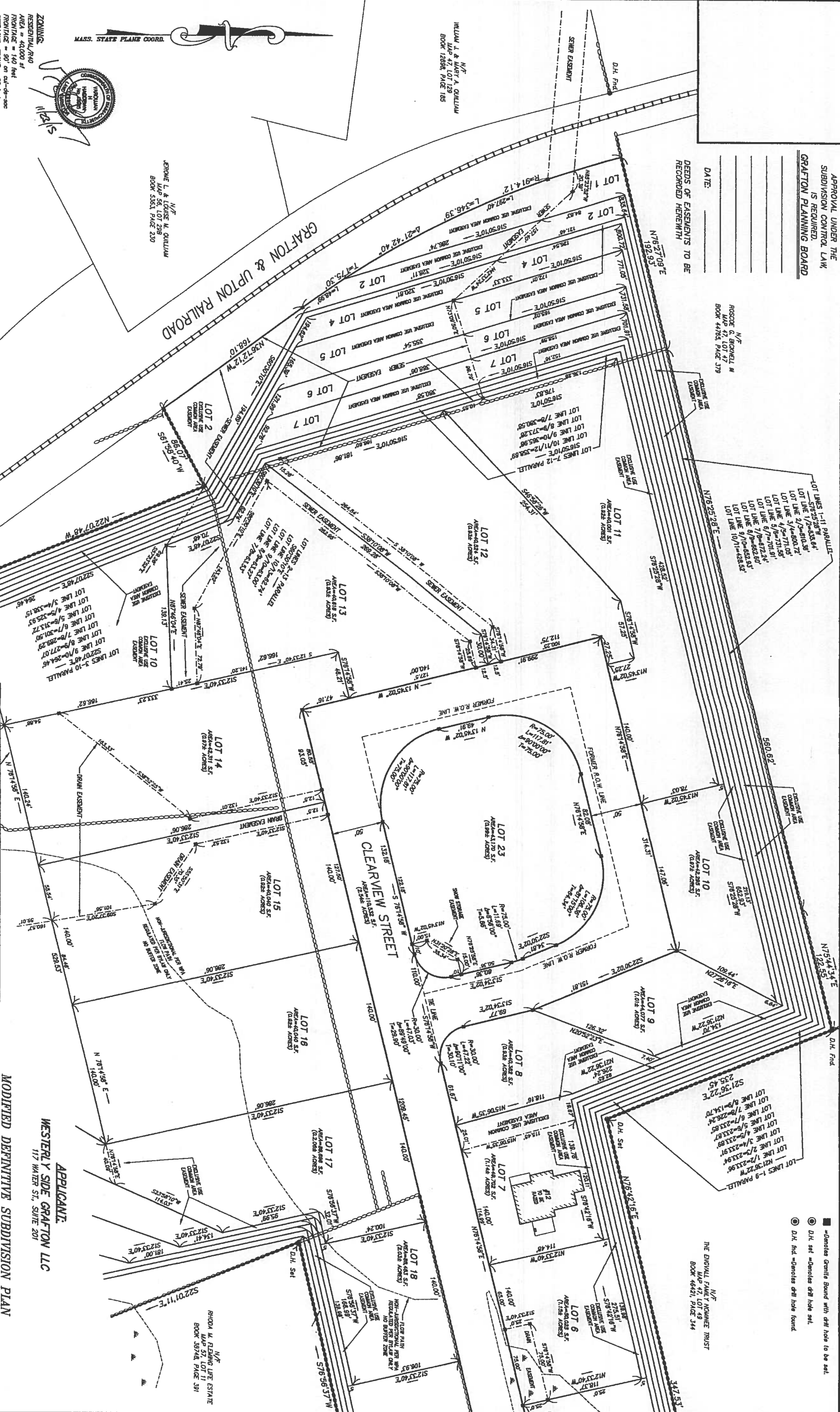
DESIGNED BY: REM
CHECKED BY: REM
COMPUTED BY: VEH
FIELD SURVEY: BEK
DRAWN BY: REM
SCALE: 1" = 40'
SHEET 3 OF 5.

**PLAN OF LAND
OF
GRAFTON HILL
IN
GRAFTON, MA**

MODIFIED DEFINITIVE SUBDIVISION PLAN

APPLICANT:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201

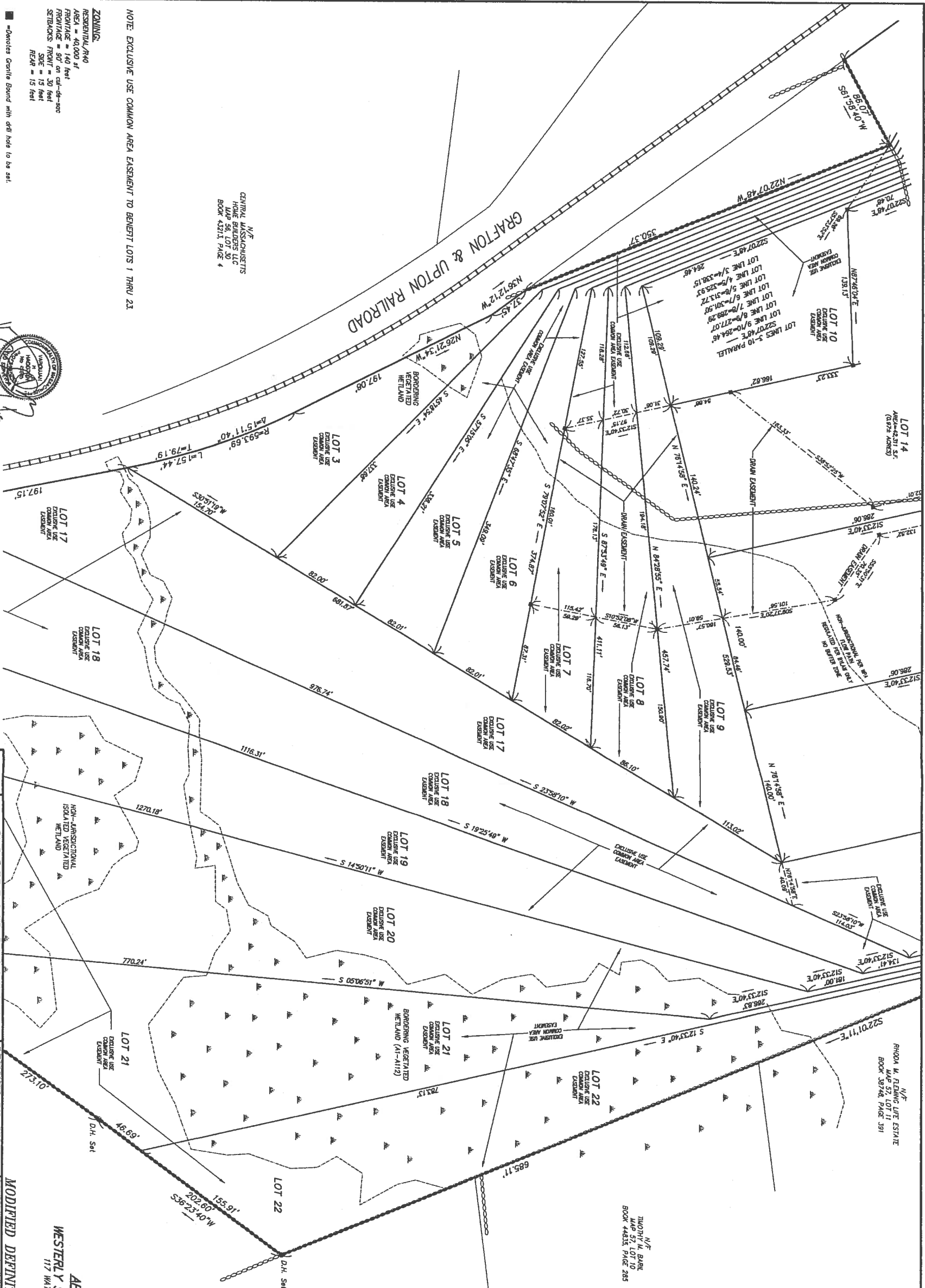
N/F
RHODA M. FLEMING LIFE ESTATE
BOOK 3874, PAGE 381



APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
GRAFTON PLANNING BOARD

DATE: _____

DEEDS OF EASEMENTS TO BE
RECORDED HEREWITH



N/F
CENTRAL MASSACHUSETTS
NORTH DARTMOUTH
MAP 54, LOT 10
BOOK 4211, PAGE 4

N/F
TIMOTHY M. BARK
MAP 57, LOT 10
BOOK 4433, PAGE 285

N/F
RHODA W. FLEMING LIFE ESTATE
MAP 57, LOT 11
BOOK 3874, PAGE 391

NOTE: EXCLUSIVE USE COMMON AREA EASEMENT TO BENEFIT LOTS 1 THRU 23.

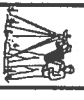
ZONING:
RESIDENTIAL/R40
AREA = 40,000 sq. ft.
FRONTAGE = 140 feet
FRONTAGE = 30' on cul-de-sac
SETBACKS: FRONT = 30 feet
SIDE = 15 feet
REAR = 15 feet



I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE WITH
THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.

VAROLIAN H. HADCOPLAN, P.L.S. 49665

I, _____, CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.



CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: (508)-393-9727 FAX: (508)-393-6242

DESIGNED BY: REM
CHECKED BY: RRT
COMPUTED BY: VHH
FIELD SURVEY: BCK
DRAWN BY: REM
SCALE: 1" = 40'
SHEET 4 OF 5.

APPLICANT:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
GRAFTON, MA

MODIFIED DEFINITIVE SUBDIVISION PLAN

PLAN OF LAND
OF
GRAFTON HILL
IN
GRAFTON, MA

11/23/2015
REVISIONS
SEPTEMBER 30, 2015



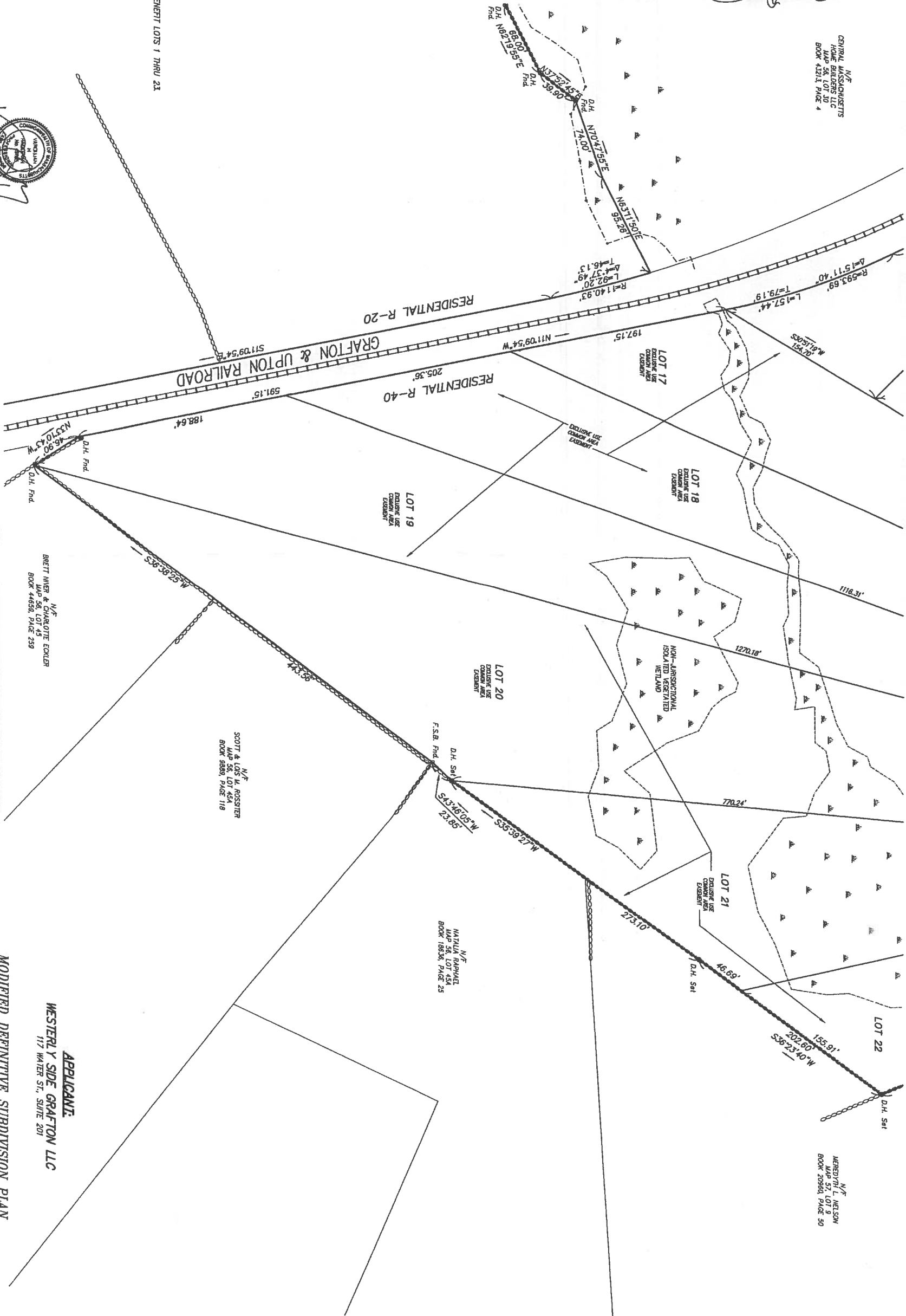
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
GRAFTON PLANNING BOARD

DEEDS OF EASEMENTS TO BE
RECORDED HEREWITH

DATE: _____

N/F
CENTRAL MASSACHUSETTS
HOME BUILDERS LLC
MAP 56, LOT 10
BOOK 4314, PAGE 4

MASS. STATE PLANE COORD.



NOTE: EXCLUSIVE USE COMMON AREA EASEMENT TO BENEFIT LOTS 1 THRU 23.

ZONING:
RESIDENTIAL R40
AREA = 40,000 sq ft
FRONTAGE = 140 feet
FRONTAGE = 90' on cut-de-sac
SETBACKS: FRONT = 30 feet
SIDE = 15 feet
REAR = 15 feet

● Denotes Granite Board with steel rods to be set.
○ D.H. set - Denotes drill hole set.
○ D.H. find - Denotes drill hole found.

GRAPHIC SCALE: 1"=40'



I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE WITH
THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.

VAROLIAN H. HADOPHAN, P.L.S. 49665

I, _____, CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.



CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: (508)-383-8727 FAX: (508)-383-5242

DESIGNED BY: REM
CHECKED BY: REM
COMPUTED BY: VHH
FIELD SURVEY: BKK
DRAWN BY: REM
SCALE: 1" = 40'
SHEET 5 OF 5.

MODIFIED DEFINITIVE SUBDIVISION PLAN

APPLICANT:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201

PLAN OF LAND
OF
GRAFTON HILL
IN
GRAFTON, MA

REVISIONS
11/23/2015
SEPTEMBER 30, 2016